

**TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE**



FISCAL NOTE

HB 107

January 20, 2011

SUMMARY OF BILL: Requires landlords of residential rental property subject to the Uniform Residential Landlord and Tenant Act (URLTA) to provide tenants with an energy audit on the property before entering into a rental agreement. Failure of the landlord to timely provide an energy audit binds the parties to a month-to-month tenancy.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- The URLTA governs residential leases between landlords and tenants in counties with a population more than 68,000 according to the 2000 federal census. The counties covered by the URLTA are Anderson, Blount, Bradley, Davidson, Hamilton, Knox, Madison, Maury, Montgomery, Rutherford, Sevier, Shelby, Sullivan, Sumner, Washington, Williamson, and Wilson.
- Requiring residential landlords to provide an energy audit to tenants before entering into a rental agreement will not result in a fiscal impact to local governments.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in blue ink that reads "James W. White".

James W. White, Executive Director

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